



## Sunnyside Cottage Bay Lane

Ravenstone MK46 5AT

FINE & COUNTRY



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A charming and beautifully presented three bedroom stone cottage in one of the area's most sought-after villages. There is a sizeable sitting room and dining area with a feature open fireplace, fitted kitchen, inner lobby to a guest bedroom and adjacent shower room on the ground floor and two good size bedrooms and bathroom on the first floor.

Externally there are gardens to the front side and rear, which in the agent's opinion are larger than average. There is a double carport and ample off-road car parking and also a home office.

## Ground Floor

The accommodation comprises:

Stable door type entrance door which leads into the sitting room, with the focal point being an open fireplace. Ceiling beams and down lighters., Shelving to both sides of the chimney breast. Television point. Double glazed window which is led to the front elevation and has a feature window seat. Staircase to 1st floor landing with store cupboard under. Radiator. Open Plan area leading through to the:

### Dining room

This room comfortably seats six. Leaded double glazed window to front elevation with feature window seat below. Ceiling beams, Step down to the kitchen via wooden latch door. Radiator.

Stable door type entrance door which leads into the kitchen. The kitchen is fitted with a range of cream country style units installed by Brontë of Castle Ashby having granite worksurfaces. The kitchen is fitted around a Smeg range style cooker with induction hob. There is a built-in dishwasher, fridge and freezer and a built-in washing machine. Butler style sink unit with mixer taps including a water filter tap and cupboards under. Leaded double glazed window to front elevation. Exposed ceiling beams and down lighters. Tiled flooring and latch door leading to rear lobby. Leaded deep sill double glaze window to front elevation. Radiator.

Door to rear elevation and wooden latch doors leading to guest bedroom (bedroom three) and adjacent shower room.

Bedroom three is a good size double bedroom with vaulted ceiling and exposed ceiling beams. Feature leaded arrow slit window to the gable end. Leaded double glazed window to front elevation with radiator under and mezzanine area for storage.

The shower room is fitted in a modern three-piece white suite comprising low-level WC, wall mounted wash hand basin in vanity unit with cupboard under and walk-in shower unit. Heated towel rail. Tiled flooring. Leaded window to front elevation. Ceiling down lighters.









## First Floor

First floor landing - Large storage cupboard. Loft access. Smoke alarm. Wall mounted thermostat. wooden latched doors leading to both bedrooms.

Master bedroom is a good size double bedroom with two built-in double wardrobes. A leaded deep sill double glazed window is located to the front elevation. Space for chest of drawers or other bedroom furniture. Ceiling down lighters.

Door to bathroom which has been modernised to provide a large bath tub and walk in double shower, low-level WC, pedestal wash hand basin in vanity unit and cupboards under. Tongue and groove wooden wall panelling and tiled flooring with underfloor heating. Deep sill leaded double glazed window to front elevation. Ceiling down lighters. Heated towel rail. Loft access.

Bedroom two is also a good size double bedroom with a deep sill double glazed window to front elevation. Wall mounted radiator. Exposed ceiling beams and down lighters. Built-in wardrobe.

## Outside

Outside - The front garden is enclosed by stone walling and is predominantly paved with flower, herb and shrub borders, mature bushes and plants. The paving extends round to the side of the property where there is outside lighting and power. A wooden pedestrian gate provides access to the main gardens which are to the side and rear aspects. There is a large gravelled area to the left hand side of the property which offers space to further extend the property subject to planning if required. There is a path leading to a rear door adjacent to the guest bedroom with a retaining wall. The gardens offer a high degree of privacy and seclusion and are larger than average size. In the agent's opinion they are a significant selling point of this beautiful property, apart from its location in such a picturesque village. The gardens are predominantly laid to lawn with wildflowers, trees, shrubs, bushes and differing varieties of plant life. There are a number of seating areas, including a large deck and separate paved patio surrounded by a variety of scented plants and herbs with outside lighting for sitting out in the evening. There is also a red cedar greenhouse and potting shed in a garden work area. There is a potager-style area for growing vegetables and well stocked soft fruit cage for living off the land. There is an extensive driveway approached by double opening wooden gates which in turn lead to a twin carport with home office over. The gardens are enclosed by timber panel fencing and by mature hedging. There is a pergola and hedge which leads to a more formal secret garden where there is a pond with a decking area bordered by a variety of flowers, shrubs and plants providing a discreet area for relaxation. The oak frame Home Office is above the double carport. There is a feature vaulted ceiling with exposed beams, power and light and a phone line. This building has previously served additional guests staying overnight as overflow occasional accommodation.

## Agents note

There is also a smoke alarm in the rear lobby and there are also wall mounted heater thermostats in the lounge/dining room, upstairs bedroom two, rear lobby, and bedroom three.

## Disclaimer

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Some items may be available subject to negotiation with the Vendor.









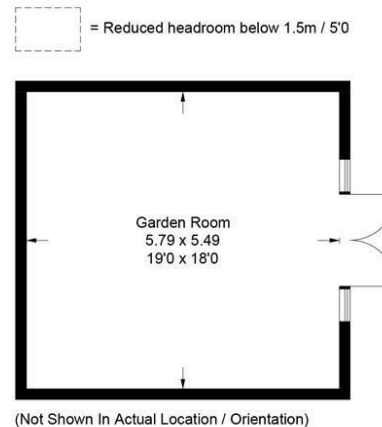
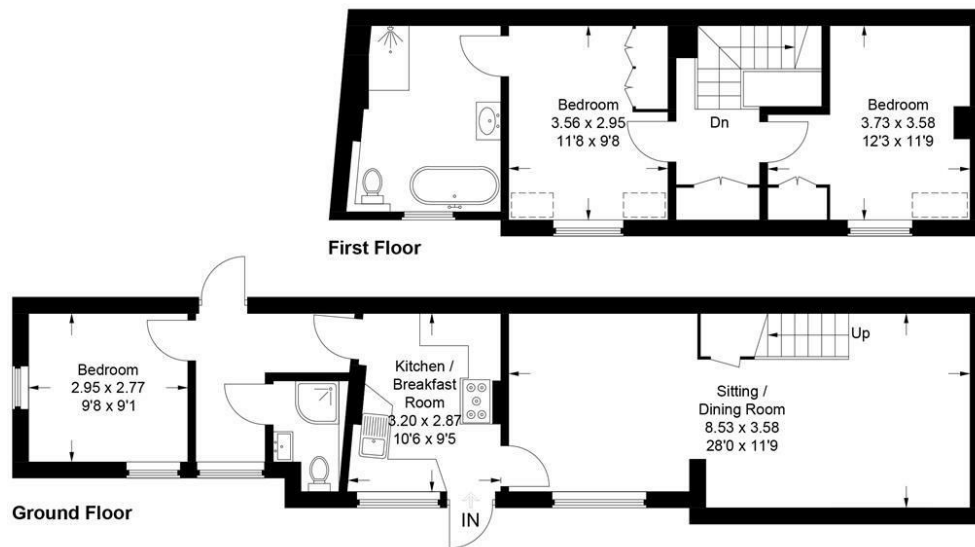








Approximate Gross Internal Area  
 Ground Floor = 56.5 sq m / 608 sq ft  
 First Floor = 40.6 sq m / 437 sq ft  
 Garden Room = 31.9 sq m / 343 sq ft  
 Total = 129.0 sq m / 1,388 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(02 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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